

Excerpts
Planning Commission Minutes
February 13, 2001

Application No. UP-592-02, Hubbard Pet Cremation, Inc: Request for a Special Use Permit, pursuant to Section 306 (category 7, number 3) of the York County Zoning Ordinance, to authorize a pet crematorium within an existing building located at 201 Production Drive (Route 799) approximately 1,700 feet west of the intersection of Production Drive and George Washington Memorial Highway (Route 17). The property is zoned IL (Limited Industrial) and is designated for Limited Industrial uses in the Comprehensive Plan.

Mr. Tim Cross made a presentation including a summary of the staff memorandum dated January 24, 2002 that recommended approval.

Mr. Ptasznik inquired if the high temperatures required to operate the crematorium would affect a battery exchange operation in close proximity to the proposed crematorium. Mr. Cross explained that the applicant, because he owns both of those businesses, would not be expected to risk any negative outcome by having them too close to one another.

Mr. Heavner asked why the applicant wants to move the business, and Mr. Cross explained that the businesses currently operate out of leased spaces and when the subject property became available the applicant determined it to be a good location for the operation of both businesses.

Chair Semmes opened the public hearing. There being no one to speak, he closed the hearing.

Ms. White moved the adoption of Resolution PC2-8.

PC02-8

On motion of Ms. White, which carried 7:0, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF AN APPLICATION
FOR A SPECIAL USE PERMIT TO AUTHORIZE A PET CREMATORIUM IN
THE BETHEL INDUSTRIAL PARK

WHEREAS, Hubbard Pet Cremation, Inc. has submitted Application No. UP-592-02 requesting a Special Use Permit to authorize the establishment of a pet crematorium on a parcel of land located at 201 Production Drive (Route 799) and further identified as Assessor's Parcel No. 37B-2-28; and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 13th day of February, 2002, that Application No. UP-592-02 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval subject to the following conditions:

1. This Special Use Permit shall authorize the establishment of a pet crematorium on a parcel of land located at 201 Production Drive (Route 799) and further identified as Assessor's Parcel No. 37B-2-28.
2. Operation of the crematorium shall be contingent upon the issuance by the Virginia Department of Environmental Quality (DEQ) of the necessary air emissions permit(s). Prior to the commencement of the operation of the crematorium, the applicant shall provide the Zoning Administrator with a copy of said permit(s), or some other evidence that said permit(s) has been obtained, to be kept on file with this resolution. Failure to secure such a permit within two years of the adoption of this resolution, or revocation of said permit by the DEQ for any reason, shall result in the automatic and immediate revocation of this use permit.
3. Operation of the crematorium shall be conducted so as not to produce hazardous, objectionable, or offensive conditions at or beyond property line boundaries by reason of odor, dust, lint, smoke, cinders, fumes, noise, vibration, heat, glare, solid and liquid wastes, fire, or explosion.
4. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this special use permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.
